

**MINUTES
SUTTONS BAY TOWNSHIP PLANNING COMMISSION**

MINUTES OF NOVEMBER 2, 2021

CALL TO ORDER

Dennis Rathnaw, Chair, called the Suttons Bay Township Planning Commission to order on Tuesday, November 2, 2021, at 6:03 p.m. at the Suttons Bay Fire Department, 201 St. Marys Street, Suttons Bay Township, Michigan. The meeting was held in person with zoom attendees.

ROLL CALL - Quorum Present

Present: Dennis Rathnaw, at Fire Dept.; Susan Odom, at Fire Dept.; Don Gregory at home in Suttons Bay; and Doug Periard, at Fire Dept., Dee McClure, Suttons Bay, Rhoda Johnson, Fire Hall Andy Brandt, Fire Hall.

Absent: Tom Nixon, Amy Coleman

Staff Present: Steve Patmore, Matt Cooke

Approval of the Agenda

Susan Odom/moved, Andy Brandt/supported to approve the Agenda as presented, passed.

Public Comment

Lois Bahle - Recycling on Herman Road has been closed. The Road Commission has offered their site to place the recycling bins. In amending the zoning ordinance, she suggested that the PC require recycle bins when reviewing site plans. She also recommended the Township Board allocate 25% of government funding go to housing. Leelanau County is in the process of hiring a housing director.

Conflict of Interest - None

Approval of the Minutes - October 5, 2021

Don Gregory, moved, Susan Odom/supported, to approve the October 5, 2021 Minutes as presented, passed.

Items for Discussion

1. Zoning Ordinance Overhaul Project - Mathew Cooke

Matt Cooke reviewed his draft. Section 14.23 - Special Events proposed language). Draft Section 14.23 - Special Events language agreed upon by the PC shall also include:

- Require 5 acre minimum of actual farmed land regardless of total acreage.
- Tents would be allowed as determined by the PC review process.
- Revise language as requested regarding sound amplifiers.
- Revise language regarding number of attendees allowed at an event.

Dee McClure/moved, Rhoda Johnson/supported, to approve amending Section 14.23 Special Events language as stated in the above paragraph. Roll call vote: Yes: Doug Periard, Dennis Rathnaw, Rhoda Johnson, Andy Brandt, Dee McClure, Don Gregory. No: Susan Odom Absent: Tom Nixon, Amy Coleman. Passed.

2. Land Use Map Discussion

Commission members suggested taking a look at the township land use map to determine areas to add density (agricultural land that butts up against rural residential) and rezone those area of agriculture to rural residential. Also, to reference the future land use map when considering approving a land use map.

Chair Rathnaw said the Land Use Map Discussion is tabled to the December 2021 meeting.

3. Solar Discussion -

Discussion was held on obtaining public input with regard to allowing solar panels and getting the solar language finished for the zoning ordinance.

Reports

Zoning Administrator - Report submitted.

Planner - No report.

Township Board - No report.

Chair Comments - None.

Commissioner Comments - None.

Public Comment - Don Gregory stated that the recycling issue should be

addressed. It has been a successful program.

Next Meeting Agenda - December 7, 2021

Adjournment - The meeting was adjourned at 8:05 p.m.

Minutes by Marge Johnson, Recording Secretary
Amy Coleman, Planning Commission Secretary

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